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254 RANO – 21 ISABELLE

September 14, 2000

Kraus Enterprises
Pen Yan Aluminum
Bison Plastics Inc.
Plastic System Inc.
Kraus Wholesale Lumber
Puccio Ironart
Fel-Jur Machine Shop
Carl LoBies Collision
Ayril Inc.
Refinishing Services Buffalo Contracting Inc. HVAC
- Plus several other business

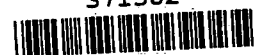
254 Rano

Dear Mr. William Kraus:

Thank you for allowing us to tour your properties at 254 Rano & 21 Isabelle this day. After my conversation with you, we met your maintenance men, Augustine Grieco and Jeffrey Russell at approximately 10:00 hours. We spent several hours in and around the occupancies. There are many concerns that I wish to make you aware of. Some are mandated by law, others will be recommendations. I will try to explain in detail in this letter but consider this a starting point.

"I want to make it perfectly clear my first intentions are to protect and reduce the risk of injury or death to the firefighters that will respond to your properties, the people that work there, the children that sneak in and on your property to play, and the existing residents living around the neighborhood."

First, thank you for eliminating the 2nd floor apartment on Isabelle. Thank you for removing the hazardous conditions in the former Buffalo Recyclable rags. The properties, in some ways, have been cleaned up but the overall conditions seem to have deteriorated due to age, weather and neglect.



Listed below are the following issues that have to be addressed:

- 1) A list of all tenants is needed so that I can properly protect them and us, i.e. welding, collision work, spray painting, repair garages, use of flammable liquids and solids and hazardous chemicals. The use of propane has to have a permit for use of 300 lbs. or less and a license for more. Propane tanks have to be properly stored. (an associate of mine-Larry P. needed to be made aware of safety issues for himself and others).
- 2) The entire sprinkler system has to be inspected and repaired by an outside, approved contractor. There has been 16 false malfunctions in the past 3 yrs for low pressure of water flow problems.
- 3) A sign of dangerous conditions on 2nd floor southwest side offices (Crowley St) and access locked up.
"Warning Do Not Enter Dangerous Conditions"
- 4) Exit signs and exit directions posted where appropriate.
- 5) Fire extinguishers every 100 feet. They shall be properly mounted and placarded.
- 6) Remove all tires, scrap junk, and junk cars.
- 7) Remove all paint, lacquers and thinners or properly store them in metal cabinets.
- 8) Housekeeping – eliminate all unnecessary accumulations of rubbish in and around entire complex. Clean up dock areas inside and out and make floors safe.

I know this may sound monumental, but these items should have been done right along and when it was told to some of your tenants or employees (son), I think they failed to get the information to you.

Other recommendations I have—possibly a full-time security (after hours) of trustworthy, honest individuals. Possibly Enterprise Box Inc. could help out with this since their properties are in similar situations and have common access. Also, repair bricks and mortar and other structural components – replace broken, destroyed window coverings, preferably with light transmitting panels where appropriate.

Thank you,

Lt W Smith

William Smith, Lieutenant
Bureau of Fire Prevention
Buffalo Fire Department

WS/ch